



Garage Cunningham Terrace, Newton Stewart

Newton Stewart, DG8 6DY

Offers Over £25,000

Situated within Newton Stewart, DG8, the property enjoys a convenient location with easy access to the town centre and the A75 trunk road. Newton Stewart offers a range of local amenities, including shops, supermarkets, cafés and professional services, while the surrounding road network provides straightforward access throughout Dumfries and Galloway.

The location makes the property well suited for private or business use.

A rare opportunity to acquire a substantial detached timber garage/workshop offering generous internal accommodation and a range of potential uses.

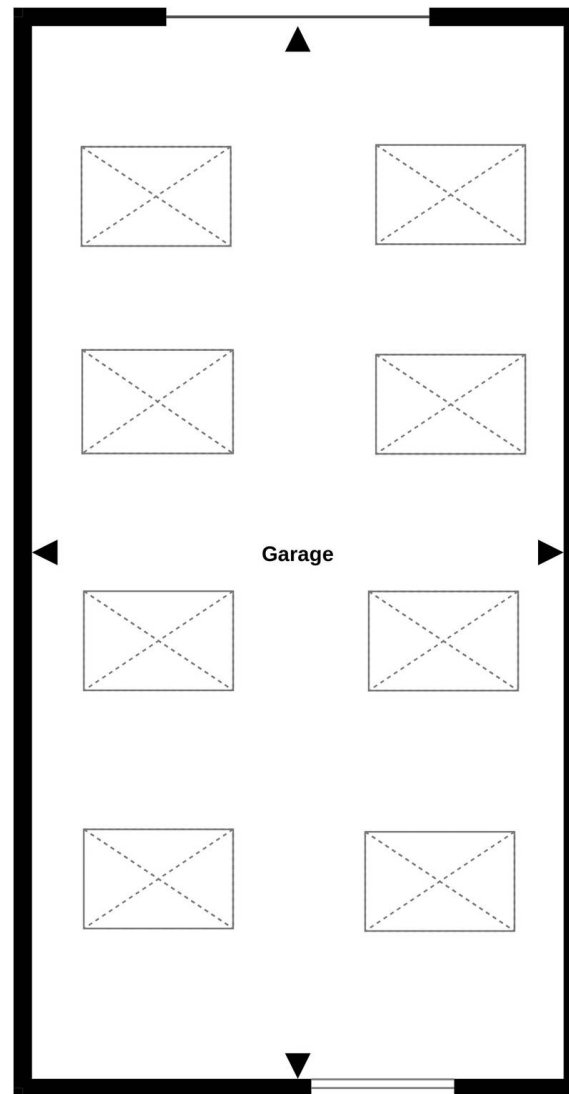
The building benefits from single up and over door opening into a spacious workshop area with inspection pit, making it particularly suited to vehicle maintenance, storage or workshop use. The generous internal dimensions provide ample space for machinery, equipment, classic vehicles or general storage.

Externally, the property is approached via a gravel forecourt providing excellent off-road parking, turning space and easy access.

The property is likely to appeal to tradespeople, vehicle enthusiasts, collectors, small businesses or those seeking secure storage. There may also be potential for alternative uses, subject to obtaining any necessary planning permissions and consents



Ground Floor
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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NOTES

VIEWING ARRANGEMENTS Through the selling agents, Galloway & Ayrshire Properties at their Newton Stewart office. 01671 402104

OFFERS Notes of interest should be registered with the selling agents in case a Closing date is fixed. All offers, in the usual Scottish form should be lodged with the selling agents. Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti Money Laundering purposes. Our integrated providers will carry out the necessary checks. Failure to provide required identification may result in an offer not being considered

CONDITIONS OF SALE

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance, please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance, please do not hesitate to contact us. Presale Appraisal If you are considering moving, we would be delighted to carry out a pre-sale appraisal of your existing property. Terms and conditions apply. For full details contact one of our branches.

